

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

January 15, 2015



Conditional Use Permit case no. CU14-17: Hidden Creek RV Resort, LLC

CASE DESCRIPTION: request for approval of a Conditional Use Permit to allow a proposed RV park use ("Hidden Creek RV Resort") on land zoned Agricultural-Open District (A-O)

LOCATION: 4.31 acres of land out of Stephen F. Austin League #10 adjoining the southeast side of East State Highway 21, approximately 300 feet to 650 feet southwest from its intersection with Marino Road and currently addressed as 5780 and 5808 East State Highway 21

LEGAL DESCRIPTION: 4.31 acres of land out of Stephen F. Austin League #10

EXISTING LAND USE: Vacant Industrial Office

APPLICANT(S): Felesia Boegner, of Hidden Creek RV Resort, LLC

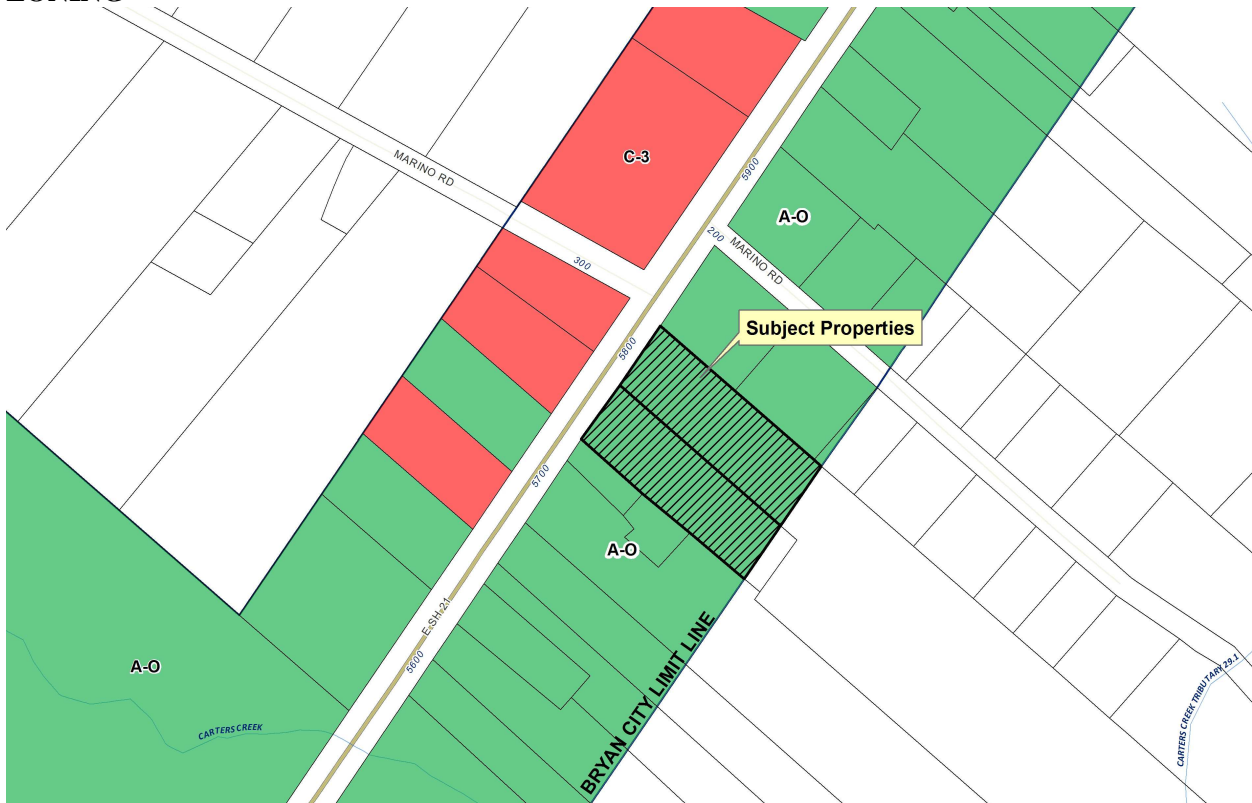
STAFF CONTACT: Matthew Hilgemeier, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this request, **subject to certain conditions**. Please refer to page six of this report for a more detailed description of staff's recommendation.

AERIAL VIEW (2013)



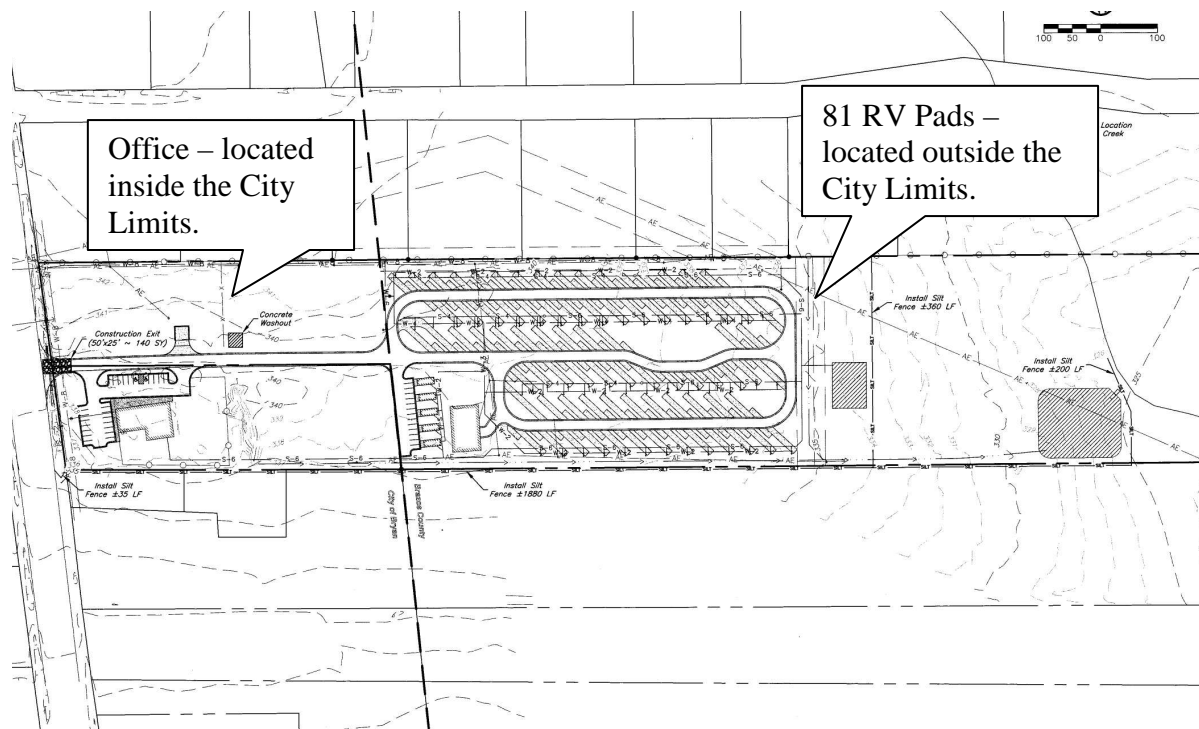
ZONING



BACKGROUND:

The subject property, consisting of 4.31 acres, is located along the southeast side of East State Highway 21, approximately 300 feet to 650 feet southwest from its intersection with Marino Road and is currently addressed as 5780 and 5808 East State Highway 21. A single-family residential property adjoins the subject property along its southern most property line while an industrial property (Bruder's Electric) adjoins the northern most property line; both adjacent properties are also zoned Agricultural-Open District (A-O). Properties located across East State Highway 21 are zoned a mixture of Commercial District (C-3) and Agricultural-Open District, and are developed as commercial or residential uses.

The applicant, Mrs. Boegner, is planning the development of a recreational vehicle (RV) park on the subject property. The portion of the property under consideration for a Conditional Use Permit (CUP) is actually part of a larger 25.16 acre tract; however, 20.85 acres of this property are located outside of the City of Bryan's city limits and therefore not under the City's jurisdiction with regards to land use and development regulations. The requested CUP is only for the portion of the property located within boundaries of the City of Bryan.



At this time, the applicant is requesting approval of the CUP to allow an RV Park and auxiliary uses typically found at these types of establishments, such as a pool, entertainment center, and propane filling station. Currently the conceptual drawing provided with the application only show the proposed office structure (which currently exists on the property, but will be remodeled if the requested CUP is approved), and associated parking to be located on the portion of the property located inside the city limits. The applicant states that if the RV park business is successful, they would then construct some of the proposed auxiliary structures. If the existing structure is remodeled or if any new structure is built on the portion of the property located within the City of Bryan, full site plan approval will be required before a building permit can be issued. The applicants are planning to construct a total of 81 concrete RV pads, associated paved

drive aisles and parking stalls all to the city standards even though they will be located outside of the City of Bryan limits.

ANALYSIS:

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria.

1. Whether the proposed conditional use conforms to applicable regulations and standards established by the Zoning Ordinance.

If approved, the proposed use will conform to all applicable regulations and standards established by the Zoning Ordinance for properties zoned Agricultural Open District (A-O). No variations from existing development standards are being requested.

2. Whether the proposed conditional use is compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

The subject property is located along a major thoroughfare (E. State Highway 21) in an area that due to its development pattern, over time has become a mix of industrial, light industrial, commercial and residential uses. A light-industrial office use (Bruder's Electric) is located to the northeast of the subject property and a single-family residential structure to the southwest. Beyond these adjacent properties, are an 18-wheeler sales and repair shop (Performance Truck) and a small automobile repair shop (JP Standard Transmission). Staff contends that a new RV park development in this particular environment, with excellent access to the City's major street network, should have few (if any) negative impacts on uses on abutting properties.

While a commercial enterprise, an RV park use is quasi-residential in character as it provides room for temporary on-site dwelling purposes. Typically, RV parks have low volumes of traffic and create relatively little noise and light pollution. Specifically in this case, all RV pads will be located well away from an existing residential use on property located to the south of the subject property. The park's office structure will be located more than 60 feet from the residential structure on the adjacent property at its closest point. Additionally, the applicant is proposing to install one canopy tree and two non-canopy trees for every 25 feet of the shared property line between the subject property and the adjacent residential use to the south of the subject property to serve as a visual buffer. This will be in addition to any landscaping required by the Land and Site Development Ordinance for this development.

When combined with the proposed additional landscaping along the portion of the property line that is adjacent to the residential property to help mitigate any possible negative affects this proposed use may have, staff contends that the proposed RV park use is compatible with surrounding land uses in this particular case.

3. Whether and the extent to which the proposed conditional use potentially creates greater unfavorable effect or impacts on other existing or permitted uses on abutting sites than those which reasonably may result from the use of the site by a permitted use.

The proposed RV park is a less intense use when compared to most of the existing uses abutting the site and should not create unfavorable effects or impacts on existing uses abutting the site

than those which would be created by use permitted by the existing zoning classification (schools, nursery, commercial kennel, sanitary landfill).

4. Whether and the extent to which the proposed conditional use affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

The applicant is proposing to utilize an existing 100-foot wide driveway entrance located in the middle of the property along E. State Highway 21. A smaller driveway located near the southern front corner of the property is proposed to be removed prior to the issuance of a Certificate of Occupancy. E. State Highway 21 is constructed as a 4-lane highway with a dedicated, middle turn lane. Staff believes that these provisions are sufficient to accommodate the amount of traffic typically associated with RV Park uses.

5. Whether and the extent to which the proposed conditional use would reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

The submission and approval of detailed site and building plans will be required for all new development at this location. The normal City of Bryan review process will prevent additional adverse impacts concerning erosion, flood or water damage, noise, glare, fire and other hazards.

6. Whether and the extent to which the proposed conditional use adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

The applicant is proposing an 85-square foot, 15-foot tall freestanding sign to advertise the RV park on the subject property, which is 15-square feet less and 20 feet shorter than a sign that would be allowed here if the property were zoned Commercial District (C-3). Taking into consideration the height and size of signage on other properties in the immediate area of the subject property, the proposed sign would not appear to be out of character in this particular environment. Staff contends that the proposed RV park use will not change the safety level of vehicular or pedestrian traffic on abutting sites than those which could be created by land uses currently permitted by right at this location in the existing A-O zoning district, such as commercial kennel, landscape service, commercial stables, or veterinary clinics with outdoor pens and runs.

7. Whether and the extent to which the proposed conditional use provides adequate and convenient off-street parking and loading facilities.

Twenty-seven off-street parking spaces will be required for the proposed office site as part of the requirements of the site planning process. Additional off-street parking is proposed to be provided for the RV park pads which will be located outside of the City limits.

8. Whether the proposed conditional use conforms to the objectives and the purpose of the zoning district in which the development is proposed.

The proposed use conforms to the objectives and purpose of the base zoning district. The A-O classification is intended to provide a location for the protection of open land until urbanization is warranted. The proposed use is considered a low impact use and is compatible with

neighboring uses. Staff contends that in this case, approval of the requested conditional use permit meets with the overall spirit of the Zoning Ordinance and the Comprehensive Plan.

9. Whether the proposed conditional use will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

At this time, staff cannot identify any factors that would cause the proposed use to be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

10. Whether the premises or structures are suitable for the proposed conditional use.

For the same reasons given above, staff believes that the subject property is suitable for the proposed RV park use.

RECOMMENDATION:

Staff recommends **approving** this requested Conditional Use Permit to allow a recreational vehicle (RV) park and typical auxiliary uses associated with an RV park on the subject property. Staff's positive recommendation is **subject to the following conditions:**

1. **That freestanding signage for the RV park development shall limited to 85 square feet in total area, have a maximum height of 15 feet and must be set back a minimum of 20 feet from the back of the pavement along East State Highway 21.**
2. **That additional landscaping of one canopy tree and two non-canopy trees shall be installed for every 25-feet of the shared property line between the subject property and the adjacent residential use to the south of the subject property to serve as a visual buffer. This shall be in addition to any landscaping required by the Land and Site Development Ordinance.**
3. **Submission of an amended site plan that shows all landscaping required to be installed for this project.**